

Central precinct

The central precinct is bounded by the Princes Highway to the west whilst Boundary Road forms its northern boundary and part of its eastern boundary. Its location is shown on the map in Figure 3 below.

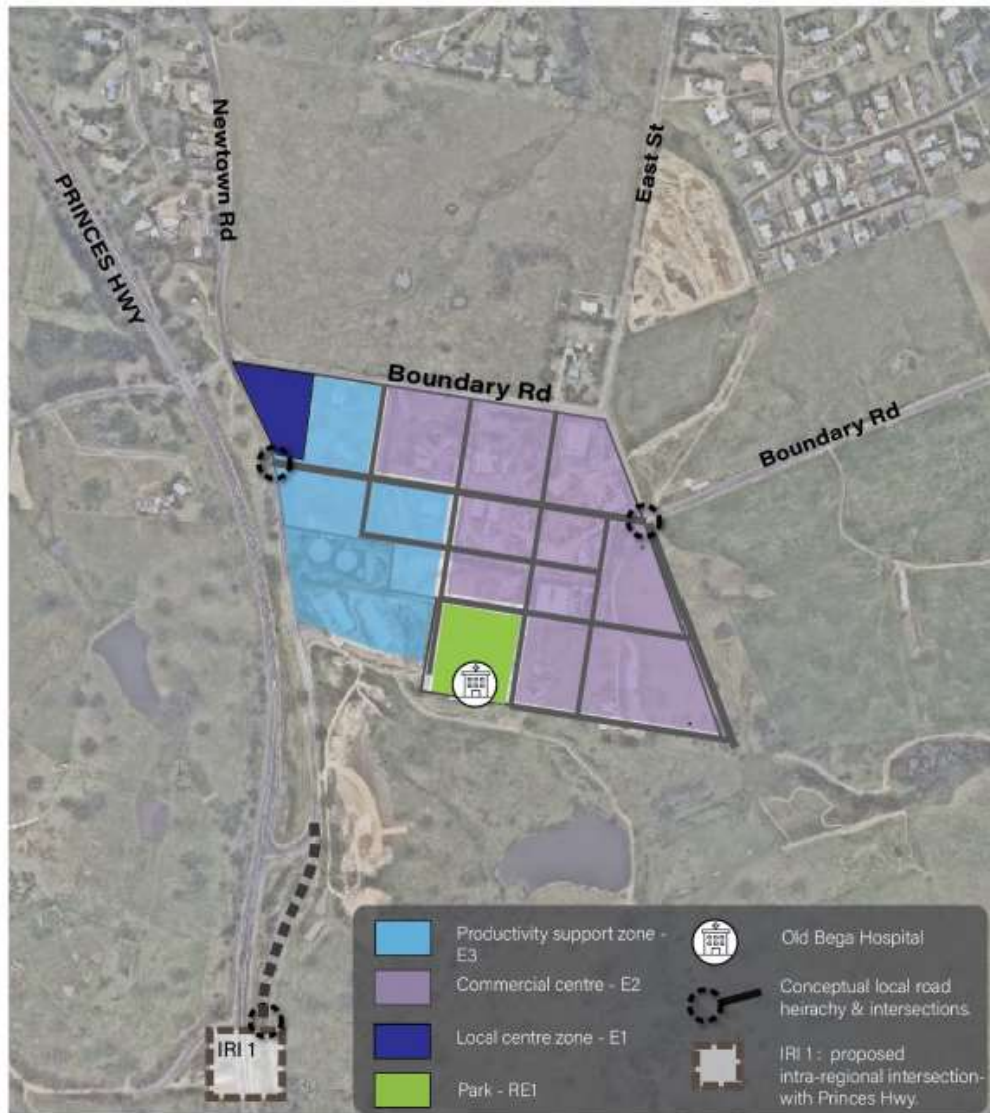


Figure 2 - central precinct showing proposed land zoning

The central precinct has an area of 19 ha and is currently zoned as follows under the Bega Valley LEP:

- E3 Productivity Support
- SP2 Infrastructure
- RE2 Private Recreation

This precinct promotes diversity of land use with provision made for light industrial, large format retail, local shopping and mixed use residential. The Newtown Road highway connection would run further south to consolidate the interchange connection with Finucanes Lane.

There is opportunity to lead development outcomes in this precinct due to government ownership rather than sole private ownership.

The current and proposed zoning and other provisions proposed to be amended by this planning proposal are shown in Table 2 below.

Table 2 - current and proposed zoning and other provisions for the central precinct proposed to be amended by the planning proposal

Current Provisions	Proposed provisions	
E3 Productivity Support No lot size or floor space ratio 14m building height	E2 Commercial Centre No lot size or floor space ratio 14m building height	E1 Local Centre No lot size or floor space ratio 14m building height
SP2 Infrastructure No lot size or floor space ratio 14m building height	E2 Commercial Centre No lot size or floor space ratio 14m building height	E3 Productivity Support No lot size or floor space ratio 14m building height
RE2 Private Recreation No lot size or floor space ratio 14m building height	RE1 Public Recreation No lot size or floor space ratio 14m building height	
	Clause 6.11 'Residential accommodation as part of mixed use development in Zones E1 and E2' – amend <i>Local Clauses Map</i> to include land proposed to be zoned E1 and E2	